

RE: PETITION FOR SPECIAL HEARING * BEFORE THE
9822 Magledt Road (Perrier Property), N/S *
Magledt Rd, 745' from c/l Magledt Rd * ZONING COMMISSIONER
11th Election District, 6th Councilmanic * OF BALTIMORE COUNTY
John W. Perrier *
Petitioner * CASE NO. 95-350-SPH

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Peter Max Zimmerman
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio
CAROLE S. DEMILIO
Deputy People's Counsel
Room 47, Courthouse
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 20th day of April, 1995, a copy of the foregoing Entry of Appearance was mailed to John W. Perrier, 9822 Magledt Road, Baltimore, MD 21234, Petitioner.

Peter Max Zimmerman
PETER MAX ZIMMERMAN



Petition for Special Hearing

715-350-SFH

to the Zoning Commissioner of Baltimore County

for the property located at 9822 MAGLEDT ROAD

which is presently zoned D.R. 2

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

A waiver from the panhandle requirements to allow a 20-foot driveway for a 3-lot minor subdivision.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Hearing advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner:

(Type or Print Name)

Signature

Address

Phone No.

City

State

Zipcode

Legal Owner(s):

JOHN W. PERRIER

(Type or Print Name)

Signature

(Type or Print Name)

Signature

9822 MAGLEDT RD. 982-2907

Address

Phone No.

BALTIMORE MD. 21234

City

State

Zipcode

Name, Address and phone number of legal owner, contract purchaser or representative to be contacted.

Name

Address

Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates _____ Next Two Months

ALL _____ OTHER _____

REVIEWED BY: gp DATE 4/3/95

340



Walter T. Parr

Sylvester H. O'Grinc, P.E.

Michael K. Smith, P.L.S.

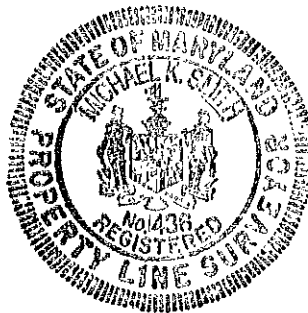
BPS/land technology, inc. 95-350-SPH

Engineers & Surveyors

P.O. Box 5614 • Baltimore, MD 21210 • (301) 435-0800

ZONING DESCRIPTION FOR 9822 MAGLEDT ROAD

As recorded in Deed Liber E.H.K.Jr. No.6204, folio 174: N.62 degrees 10 minutes W. 317.10 ft., N.34 degrees 06 minutes E. 480.00 ft., S.62 degrees 10 minutes E. 317.10 ft., S.34 degrees 06 minutes W. 480.00 ft. to the place of beginning.



Michael K. Smith

#340

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

95-350-A

District 11th Date of Posting 4/28/95
Posted for: Special Hearing
Petitioner: John W. Perrin
Location of property: 9822 Maguire St
Location of Signs: Facing roadway on property being zoned
Remarks: _____
Posted by M. Healey Date of return: 5/5/95
Signature
Number of Signs: 1



NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 108 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

Case: #95-350-SPH
(Item 340)
9822 Magleth Road - Perrier Property
N/S Magleth Road, 745' from N Magleth Road
11th Election District
6th Councilmanic

Legal Owner(s):
John W. Perrier
Hearing: Friday,
May 19, 1995 at 9:00
a.m. in Rm. 108, County Office Building.

Special Hearing to approve a waiver from the panhandle requirements to allow a 20-foot driveway for a 3-lot minor subdivision.

LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Call 887-3353.

(2) For information concerning the File and/or Hearing, Please Call 887-3391.
4/234 April 20.

CERTIFICATE OF PUBLICATION

TOWSON, MD.,

April 21, 1995

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on April 20, 1995.

THE JEFFERSONIAN,

A. Henickson
LEADER

Publication



**Zoning Administration &
Development Management**
110 West Chesapeake Avenue
Baltimore, Maryland 21201

receipt

95-350-SPT

Account: R-001-6150

Number # 340

Date

4/2/48

Taken by: SPT

PERRIER - 9822 Magladt Rd.

030 - Special Hearing --- \$50.00

050 - Sign - - - - - \$35.00

\$85.00

RECEIVED

APR 10 1948

Please Make Checks Payable To: Baltimore County

Cashier Validation

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be accessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

A handwritten signature in dark ink, appearing to read "Arnold Jablon", is written over a horizontal line.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 340

Petitioner: JOHN W. PERRIER

Location: 9822 MAGLEDT ROAD

PLEASE FORWARD ADVERTISING BILL TO:

NAME: JOHN W. PERRIER

ADDRESS: 9822 MAGLEDT ROAD

BALTO. MD. 21234

PHONE NUMBER: 882-2907

AJ:ggg

(Revised 04/09/93)

TO: PUTUXENT PUBLISHING COMPANY
April 20, 1995 Issue - Jeffersonian

Please forward billing to:

John W. Perrier
9822 Magledt Road
Baltimore, MD 21234
882-2907

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in
Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204
or
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 95-350-SPH (Item 340)
9822 Magledt Road - Perrier Property
N/S Magledt Road, 745' from c/l Magledt Road
11th Election District - 6th Councilmanic
Legal Owner: John W. Perrier
HEARING: FRIDAY, MAY 19, 1995 at 9:00 a.m. in Room 106 County Office Building

Special Hearing to approve a waiver from the panhandle requirements to allow a 20-foot driveway for a 3-lot minor subdivision.

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

April 17, 1995

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204
or
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 95-350-SPH (Item 340)
9822 Magledt Road - Perrier Property
N/S Magledt Road, 745' from c/l Magledt Road
11th Election District - 6th Councilmanic
Legal Owner: John W. Perrier
HEARING: FRIDAY, MAY 19, 1995 at 9:00 a.m. in Room 106 County Office Building

Special Hearing to approve a waiver from the panhandle requirements to allow a 20-foot driveway for a 3-lot minor subdivision.

A handwritten signature in cursive script, appearing to read "Arnold Jablon".

Arnold Jablon
Director

cc: John W. Perrier

- NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.



● Special Hearing ●

Item # 340 --- 9822 Magladt Rd.

BACK TO BACK HEARINGS
~~Put it together with~~

Item # 343 9824 Magladt Rd.

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

April 18, 1995

NOTICE OF REASSIGNMENT

CASE NUMBER: 95-350-SPH (Ite 340)
9822 Magledt Road - Perrier Property
N/S Magledt Road, 745' from c/l Magledt Road
11th Election District - 6th Councilmanic
Legal Owner: John W. Perrier

Special Hearing to approve a waiver from the panhandle requirements to
allow a 20-foot driveway for a 3-lot minor subdivision.

HEARING: TUESDAY, May 16, 1995 at 9:00 a.m. in Room 118, Old
Courthouse, 400 Washington Avenue, Towson Maryland.

A handwritten signature in cursive script, appearing to read "Arnold Jablon".

ARNOLD JABLON
DIRECTOR

cc: John Perrier



Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

May 9, 1995

Mr. John W. Perrier
9822 Magledt Road
Baltimore, Maryland 21234

RE: Item No.: 340
Case No.: 95-350-SPH
Petitioner: John Perrier

Dear Mr. Perrier:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approving agencies, has reviewed the plans submitted with the above referenced petition. Said petition was accepted for processing by, the Office of Zoning Administration and Development Management (ZADM), Development Control Section on April 3, 1995.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties; i.e., zoning commissioner, attorney, petitioner, etc. are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,

A handwritten signature in cursive script that reads "W. Carl Richards, Jr.".

W. Carl Richards, Jr.
Zoning Supervisor

WCR/jw
Attachment(s)



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration &
Development Management

FROM: Pat Keller, Director
Office of Planning and Zoning

DATE: April 26, 1995

SUBJECT: 9822 & 9824 Magledt Road

INFORMATION:

Item Number: 340 & 343

Petitioner: Perrier/Verderamo

Property Size:

Zoning: DR-2

Requested Action: Special Hearing

Hearing Date: / /

SUMMARY OF RECOMMENDATIONS:

The applicant requests a waiver from the panhandle requirements to allow a 20' driveway for a 3-lot minor subdivision.

Based upon a review of the information provided, staff recommends that the applicant's request be denied because a 20' wide right of way with a 10' wide driveway is inadequate to serve the proposed lots and dwellings. The paving should be brought into compliance with standards to accommodate fire engines and trash trucks.

Prepared by: Jeffrey W. Long

Division Chief: Gary L. Kerns

PK/JL

BALTIMORE COUNTY, MARYLAND
I N T E R O F F I C E C O R R E S P O N D E N C E

TO: Arnold Jablon, Director DATE: April 24, 1995
Zoning Administration and Development Management

FROM: Robert W. Bowling, P.E., Chief
Developers Engineering Section

RE: Zoning Advisory Committee Meeting
for April 24, 1995
Item No. 340

The Developers Engineering Section has reviewed the subject zoning item. The physical standards shall follow the panhandle requirements for a panhandle driveway in an Urban Zone per Dept. of Public Works' Standard Plate R-45.

Also, this subdivision is located in a "S-3" designated sewerage area requiring the extension of the existing 8-inch sanitary sewer to serve this site. The Developer may build the sewer at his cost, or wait for the County to construct it under the 6-year Capital Improvement Program.

The existing 20-foot right-of-way is a private road and Baltimore County does not maintain it.

It must be clearly understood that it is the intention of the County to close the intersection of this private road with Magleth Road whenever Walther Blvd. is extended. No direct access to Walther Blvd. will be permitted.

RWB:sw

Baltimore County Government
Fire Department



700 East Joppa Road Suite 901
Towson, MD 21286-5500

(410) 887-4500

DATE: 04/19/95

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP 1105



RE: Property Owner: JOHN W. FERRIER

LOCATION: N/2 MAGLEDT RD., 745' FROM CENTERLINE MAGLEDT RD.,
(984' MAGLEDT RD. - FERRIER PROPERTY)

Item No.: 349

Zoning Agenda: SPECIAL HEARING

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation. WATER IS DESIGNED TOTAL OF AT LEAST 6 HOUSES SERVED BY THIS POND/HOLE. A TURN AROUND IS REQUIRED AT THE END OF THE ACCESS DRIVE.

REVIEWER: Mr. ROBERT L. MURPHY
Fire Marshal Office, PHONE 887-4881, 145-1107

cc: File





Maryland Department of Transportation
State Highway Administration

O. James Lighthizer
Secretary
Hal Kassoff
Administrator

4-14-95

Ms. Joyce Watson
Zoning Administration and
Development Management
County Office Building
Room 109
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Baltimore County
Item No.: 340 (JRF)

Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration project.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

Bob Small

for

Ronald Burns, Chief
Engineering Access Permits
Division

BS/

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

2126-95

RECEIVED

MAY 16 1995

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

ZADM

TO: Arnold Jablon, Director DATE: May 12, 1995
Zoning Administration & Development Management

FROM: Thomas H. Hamer, Acting Director
Department of Public Works

SUBJECT: Zoning Hearing Comments
Item 340 Perrier Property (#94200M)
Item 343 Greenbranch (Verderamo Property) (#94086M)

Hearings are scheduled before the Zoning Commissioner of Baltimore County concerning the referenced items on Tuesday, May 16, 1995, at 9:00 AM. An issue before the Commissioner is approval of the use of an existing private road as access to the new subdivisions (Sec. 26-266 (2)). This is to request that the use of the private right-of-way to serve the proposed lots be denied, and that a public road be required instead.

Each Item involves a minor subdivision proposal, the two tracts being immediately adjacent to one another and part of a community served by a narrow private roadway within a 20-ft. wide private easement. A portion of this driveway is within the 100-year floodplain, and the driveway itself is too narrow for bidirectional traffic.

Since another adjacent subdivision (Kaun Property, ZADM No. XI-714) is currently progressing through the Development Process, and access taken through this property would make feasible a public road providing safe and convenient vehicular circulation (as required in Section 26-262), I am requesting that the Zoning Commissioner's Order direct these developments to study the alternative of a common access public road with the Kaun Property.

In addition, the area in question is located within a "W-3, S-3 Capital Facilities Area" planned for public water and sewer service in the Water and Sewer Master Plan adopted by Baltimore County. All new lots are to be served both by public sewer and public water. Baltimore City requires that public water mains in the Metropolitan District be located within a paved public road.

These comments supersede the ZAC comments from this Department dated April 24, 1995, for Items No. 340 and 343. A representative of this Department will be present at the hearing, should there be any questions.

THH/DLT/s

cc: Zoning Commissioner's Office, Planning Office (attn: G. Kerns), DEPRM (attn: T. Ernst), R. Bowling

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: Mr. Arnold Jablon, Director May 12, 1995
Zoning Administration and
Development Management

FROM: J. Lawrence Pilson *JLP/pms*
Development Coordinator, DEPRM

SUBJECT: Zoning Item #340 - Perrier Property
9822 Magledt Road
Zoning Advisory Committee Meeting of April 17, 1995

The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item.

Ground Water Management

See the Department of Public Works Comments in reference to water supply and sewage disposal.

Storm Water Management

See attached Storm Water Management Comments dated 5/16/95.

JLP:TE:LY:sp

PERRIER/DEPRM/TXTSBP

ZONING ADVISORY COMMITTEE AGENDA ITEM #340

PERRIER SUBDIVISION
9822 MAGLEDT ROAD

MAY 16, 1995

STORM WATER MANAGEMENT COMMENTS:

1. The Storm Water Management Act:

- a. The Developer is responsible to address the requirements of Bill No. 105-84 presented on pages III-5 and III-5 (a) through (k) of the Development Procedures and Policy Manual.
- b. Provisions for exemptions, waivers and variances for Storm Water Management (SWM) are described in this document. Exemptions, waivers and variances should be applied for and granted (or denied) by the County before CRG approval is given.
- c. Conditions for recording plats and granting grading and building permits as related to SWM are also described in this document. The Developer is advised to be aware of these conditions and include them in planning the project to avoid unnecessary delays to construction.

2. General Engineering Requirements:

- a. Peak management of the 2 and 10-year storm events is normally required. If the development is in certain designated inter-jurisdictional watersheds or, if deemed necessary by Baltimore County, 100-year peak management may also be required.
- b. Please refer to the Storm Water Management Section of the Baltimore County Design Manual for general design criteria. Hydrology shall be in accordance with the June 1986 version of TR-55.
- c. Water quality measures are required to some degree on all projects not exempt from SWM. The developer is responsible for addressing all applicable requirements of agencies whether within or outside of Baltimore County having jurisdiction over water quality, streams or wetlands.
- d. SWM Facilities are also subject to review and approval by the Baltimore County Soil Conservation District.
- e. SWM Facilities which either outfall to a Baltimore County storm drain system or for which a public road fill serves as a SWM pond embankment will be reviewed and approved concurrently by the Department of Public Works and the Department of Environmental Protection and Resource Management.

- f. Site design must maintain, to the extent possible, pre-development drainage patterns and characteristics. Diversion of drainage is discouraged and DEPRM reserves the right to prohibit drainage diversions it finds detrimental.

3. Maintenance Requirements:

- a. SWM facilities may be maintained by Baltimore County if the following conditions are met, subject to approval of the Department of Environmental Protection and Resource Management:
 - (1) Residential subdivision in which all lots are for sale in fee.
 - (2) Requirements for public ponds given in the Baltimore County Design Manual are all met.
 - (3) SWM Facility is enclosed in a reservation shown on the record plat to allow the facility to be deeded in-fee to Baltimore County.
- b. Private maintenance of SWM facilities is acceptable. A Deed of Declaration must be executed by the Developer guaranteeing maintenance of and County access to SWM facilities before plats may be recorded and before grading or building permits may be granted. SWM facilities in residential subdivisions to be maintained privately by a Home Owners Association shall be designed according to the requirements for public ponds.

4. Guidelines for CRG Approval:

- a. Show type, size and location of all SWM Facilities on the CRG plan, including qualitative management facilities. Preliminary computations (hydrology) should be provided to verify that the SWM area(s) on the plan are adequate.
- b. Show that all outfalls from SWM facilities and bypass areas are "suitable" as defined by the Baltimore County Department of Public Works and the Department of Environmental Protection and Resource Management.
- c. Show that the SWM Facilities do not create a hazard. An example of a hazard would be an embankment dam located so that in the event of a breach failure, downstream life or property is endangered.
- d. List on CRG Plan any waiver or variances and give date of approval by Baltimore County.

5. Site - Specific Comments:

In addition to the above, each project will be given a brief review by the DEPRM's Division of Design and Review, and a set of specific comments will be provided. The Developer is responsible for addressing these site-specific comments, which are enumerated as follows:

- a. 2, 10 and 100-year peak quantity management is required for this area.
- b. Water quality measures consistent with the policy of DEPRM must be provided. Minimum water quality must be provided for the first 0.5 inch of runoff from all impervious areas. Infiltration practices must be investigated and are preferred where practical.
- c. All site runoff must be conveyed to a suitable outfall without adversely affecting the receiving wetland, watercourse, waterbody, storm drain or adjacent property.
- d. This site was granted a provisional variance dated November 10, 1994. To date, the developer has failed to comply with all requirements as set forth in the letter granting the variance. The above SWM requirements remain valid as long as this proposed subdivision's cumulative effect adversely affects adjoining property.

Larry L. Yeager, P.E.
May 8, 1995

PERRIER/DEPRM/ESCRG
Rev. 1/91

B A L T I M O R E C O U N T Y

DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: Donna K. Dennis
ZADM

DATE: November 10, 1994

FROM: Robert A. Wirth, P.E. *R. A. W.*
Division Director
Division of Design and Review
Bureau of Engineering Services

SUBJECT: PERRIER PROPERTY
PROJECT NO. 94200M

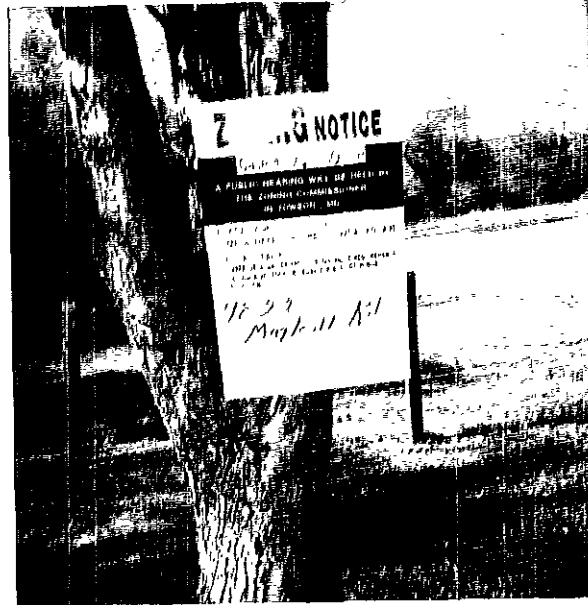
Storm Water Management may not be required at this site. Section 2-150.3(d) of the The Baltimore County Code, Title 14, Article V, Storm Water Management Section 14-155 (d), allows a variance to be granted if strict adherence to the provisions would result in unreasonable hardship or practical difficulty and not fulfill the intent of this Division. This variance is valid as long as the following conditions are addressed:

1. All site runoff must be conveyed to a suitable outfall without imposing an adverse impact on the receiving waterbody, watercourse, wetland, storm drain or adjacent property.
2. Total area of land disturbance must be noted on plan. Limits of disturbance must be delineated.
3. All impervious areas should be limited to 30 percent of cleared area and conveyed as sheet flow through vegetated areas without concentrating or causing erosion.
4. House down spouts are to be discharged onto pervious areas or into dry wells, where feasible.
5. Additional subdivision on these parcels and/or lots will require SWM controls for this site and the additional subdivision.

If these conditions for a variance cannot be satisfied, then a waiver or variance request must be submitted to this office with supporting hydrologic analysis and it must be approved prior to subdivision approval.

RAW:pms
PERRIER/DEPRM/ESWAIVER
Revised 5/94

95-358-A



PLEASE PRINT CLEARLY

PROTESTANT(S) SIGN-IN SHEET

NAME

ADDRESS

Dan Williams
Sharon Ortman
Bryan Ortman
JEANNE PRICE
Katherine Seemann
Renee Kauu

9828 Magleth Rd
9822A Magleth Rd
9822A Magleth Rd
9810 MAGLETH RD
9808 Magleth Rd
9816 Magleth Rd

Infile
5/22/95
95-350-SPH

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: Mr. Arnold Jablon, Director
Zoning Administration and
Development Management

May 12, 1995

FROM: J. Lawrence Pilson *JLP/ly*
Development Coordinator, DEPRM

SUBJECT: Zoning Item #340 - Perrier Property
9822 Magledt Road
Zoning Advisory Committee Meeting of April 17, 1995



The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item.

Ground Water Management

See the Department of Public Works Comments in reference to water supply and sewage disposal.

Storm Water Management

See attached Storm Water Management Comments dated 5/16/95.

JLP:TE:LY:sp

PERRIER/DEPRM/TXTSBP



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

April 19, 1996

Mr. John W. Perrier
9822 Magledt Road
Baltimore, MD 21234

RE: John Perrier
Case No.: 95-350-SPH

Dear Mr. Perrier:

Our records indicate that the above referenced case has remained idle for some time. If no further action is taken by Friday, May 24, 1996 the case will be closed.

If you need further information or have any questions, please do not hesitate to contact Gwen Stephens at (410) 887-3391.

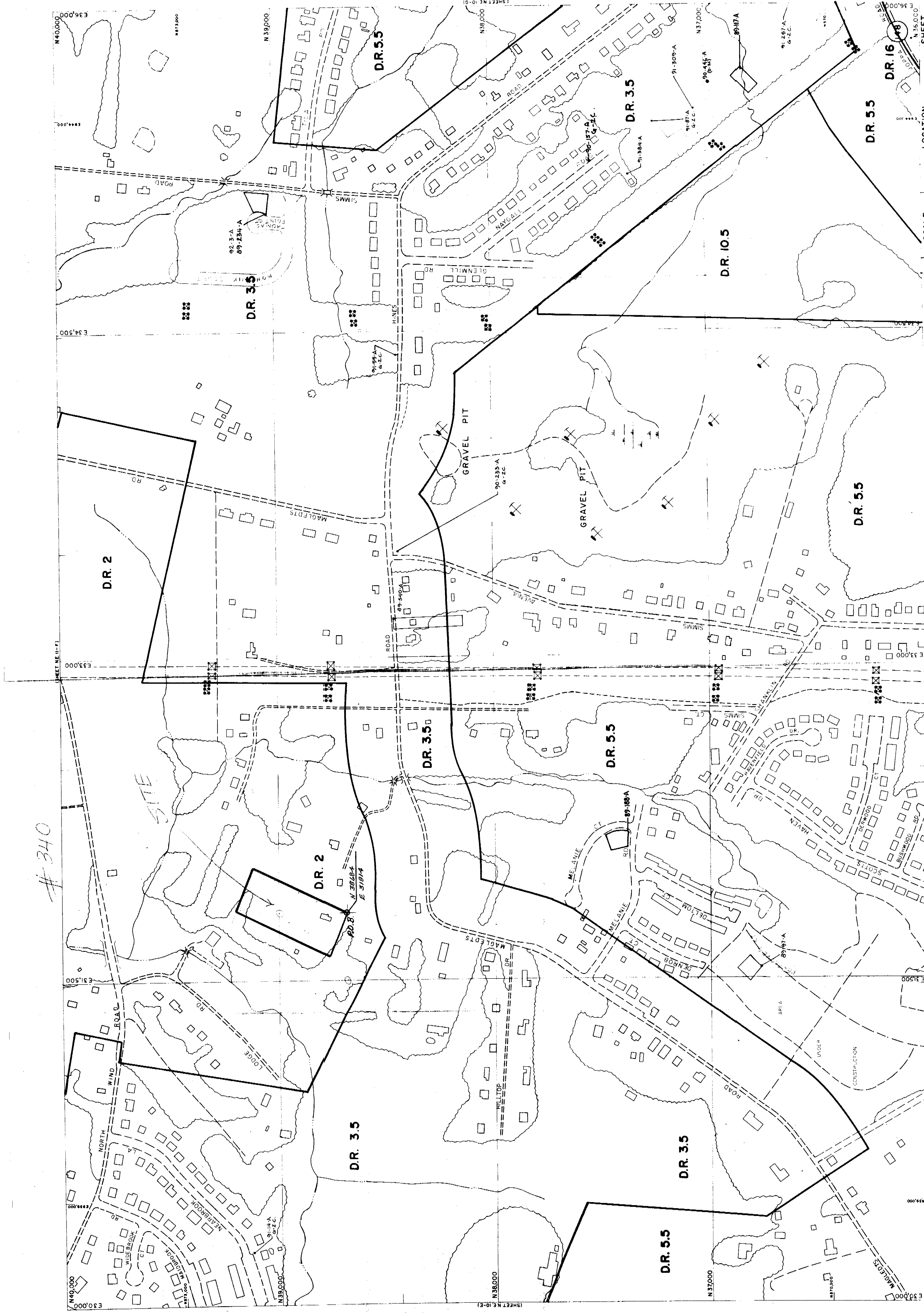
Very truly yours,

A handwritten signature in black ink, appearing to read "Arnold Jablon", is written over a horizontal line.

Arnold Jablon
Director

AJ/rye





SCALE	1" = 200'
DATE OF PHOTOGRAPHY	JANUARY 1986

LOCATION
CARNEY
PERRY HALL
N.E.
IO-F

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING OFFICIAL ZONING MAP

1988 COMPREHENSIVE ZONING MAP
Adopted by the Baltimore County Council
Oct. 13, 1988
Baltimore County Council
Chairman, County Council

N - NE M - NW
R - SE Q - SW
THIS MAP HAS BEEN REVISED IN SELECTED AREAS.
TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS
BY BUCHART-HORN, INC. BALTIMORE, MD. 21210

95-350-SPH

